Projects in Profile

A Snapshot of Rental Projects under the Canada-Ontario Affordable Housing Program

Summer • 2007

Ontario

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PROJECTS IN PROFILE – CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM (AHP) RENTAL AND SUPPORTIVE PROJECTS

Projects in Profile provides a snapshot of 159 rental projects, consisting of 6,487 units that have funding approvals in place. The report focuses on rent levels, unit sizes, target tenants and proponent types.

Some highlights are:

- Twenty-three Service Managers and three District Social Services Administration Boards (DSSABs) are participating in the Rental and Supportive component of the AHP to date.
- Thirteen Service Managers are completing project selection and are expected to submit council approved projects by August 31, 2007.
- As of May 28, 2007, 159 projects (6,487 units) are approved for funding. Of these:
  - 41 per cent of the units have been completed/occupied (2,647 units)
  - 36 per cent of the units are under construction (2,338 units)
  - 23 per cent of the units are in planning approvals[1] (1,502 units)

CONTEXT OF PROJECTS IN PROFILE

Projects in Profile is based on data collected as of May 28, 2007 and focuses only on projects developed under the Rental and Supportive component of the AHP.

Participation in the Rental and Supportive component is limited to southern Service Manager areas, with the exception of four projects in the Northeastern Region submitted under Strong Start. Northern service areas are funded under the Northern component of the AHP, and are not allocated Rental and Supportive units.

Of the 159 projects included in this report, 53 per cent were developed under the pilot phase of the AHP. Based on Service Manager feedback and lessons learned throughout the pilot phase of the program, program parameters and delivery methods were enhanced in the development of the new AHP.

The most significant enhancement in the new AHP is the introduction of the provincial 20-year affordability payment. Under the new AHP, the provincial portion of the AHP funding contribution has increased to 62 per cent from 14 per cent. The introduction of the monthly affordability payment over a 20-year period ensures that projects remain affordable throughout the life of the Program.

Under the new AHP, targets are now established for each region to create at least 1,200 supportive units province-wide. Supportive units are specifically designated for three priority groups, which include victims of domestic violence (500 units), persons living with mental illness (600 units) and individuals with a dual diagnosis (100 units). Service Managers are responsible for coordinating with regional offices of the Ministry of Community and Social Services and the Ministry of Health and Long-Term Care to ensure tenants of supportive units have access to the appropriate support services offered by local organizations.

[1] "Planning approvals" in this report refers to projects/units that are in different stages of the planning or pre-construction process. They have received conditional letters of commitment from the minister confirming AHP support for the project.

Another notable distinction between the pilot phase and the new AHP is a deeper level of affordability with respect to rent levels. Average rent per project must now be at or below 80 per cent of Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) levels. In most cases, a project includes rents at varying levels, offering deeper subsidies for some units within the project. Under the pilot phase, the average rent for a project was required to be at or below AMR for the region.

Rent levels reported in Projects in Profile are based on estimates provided by project proponents and their Project Information Forms (PIFs).

Service Managers now have the option to deliver the program directly rather than through the Ministry of Municipal Affairs and Housing. Under this new model of delivery, Service Managers may enter into contribution agreements directly with proponents and manage the flow of funds for the project themselves.

For further information about this report, please contact the Ministry of Municipal Affairs and Housing, Housing Programs Branch at 416-585-7121.

ONTARIO'S AFFORDABLE HOUSING STRATEGY – AN OVERVIEW

The Government of Ontario is committed to ensuring that all Ontarians have access to safe and affordable housing. Ontario's Affordable Housing Strategy includes a complement of programs designed to fund and support the creation of new affordable housing units, provide housing allowances/rent supplements to households in immediate need and provide affordable homeownership opportunities to low and moderate-income households. Legislation to ensure fairer rent increases and promote investment in rental housing came into effect in January 2007.

The key elements of Ontario's Affordable Housing Strategy include:

- The Canada-Ontario Affordable Housing Program (AHP)
- The Ontario Mortgage and Housing Initiative (OMHI)
- The Provincial Rent Bank Program
- The Strong Communities Rent Supplement Program (SCRSP)
- The *Residential Tenancies Act, 2006* (RTA)

In addition to these ongoing programs, with the support of the $392 million announced as part of the 2007 Ontario Budget, the following new initiatives were created:

- Delivering Opportunities for Ontario Renters (DOOR) provides $127 million to municipalities to create new affordable housing or rehabilitate existing housing;
- Rental Opportunity for Ontario Families (ROOF) provides $185 million for more than 27,000 housing allowances to low-income working families with children, beginning in January 2008;
- $80 million in investments, allocated in partnership with Aboriginal communities, for up to 1,100 off-reserve Aboriginal housing units.

Canada-Ontario Affordable Housing Program

A key part of Ontario's Affordable Housing Strategy is the Canada-Ontario Affordable Housing Program (AHP). The objectives of the AHP are to assist households in need to access affordable housing and reduce social housing waiting lists across the province. The government works with the federal government agency, Canada Mortgage and Housing Corporation (CMHC) and municipalities to achieve these objectives through the AHP.

The new Canada–Ontario Affordable Housing Program Agreement comprises a commitment of $301 million from each of the two senior levels of government. In total, the federal, provincial and municipal governments will invest at least $734 million in the program, which will provide affordable housing for 20,000 households in Ontario.

The AHP is based on a partnership between government and housing providers. The federal and provincial governments provide equity contributions and set the overall AHP framework. Consolidated Municipal Service Managers (SMs) are responsible for procuring, delivering and administering the AHP. They also provide equity contributions (e.g. grants, development charge waivers) or operating assistance (e.g. waived or lowered property tax) to affordable housing projects. Project proponents (municipalities, municipal non-profits, private for-profits and private non-profits and co-ops) build, own, operate and finance the housing units.

Strong Communities Rent Supplements Program (SCRSP)

The Strong Communities Rent Supplement Program provides municipalities with a long-term funding commitment of $50 million annually for 20 years – one billion dollars – to supplement the rent of low-income households across Ontario. Currently, more than 6,600 households are receiving rent supplements. Of these, 1,321 rent supplements are allocated to victims of domestic violence, individuals dealing with substance abuse /mental illness issues and those with developmental disabilities living in supportive units.

Provincial Rent Bank Program

The Provincial Rent Bank Program provides $18.8 million to municipalities to provide immediate assistance to low-income households that, due to an emergency or other unforeseen circumstance, are in short-terms arrears and facing eviction. Since its launch in 2004, the Provincial Rent Bank Program has prevented more than 9,600 households from being evicted due to a missed rent payment.

Ontario Mortgage and Housing Initiative (OMHI)

The Ontario Mortgage and Housing Initiative was created in 2006 to provide competitive financing rates for non-profit, co-operative and commercial developers building affordable rental housing under the AHP. TD Bank Financial Group and MCAP Financial Corporation were selected to provide more than $600 million in low-cost financing for the construction of affordable housing. CMHC provides a streamlined mortgage insurance application process and waives insurance premiums for all qualifying affordable units under the program.

Residential Tenancies Act, 2006

The *Residential Tenancies Act*, 2006 (RTA) was proclaimed and came into force on January 31, 2007. This new legislation gives tenants more protection while keeping Ontario's rental housing market strong.

The 2008 rent increase guideline is 1.4 per cent, the lowest in the history of rent regulation in Ontario.

Delivering Opportunities for Ontario Renters (DOOR)

Under the Delivering Opportunities for Ontario Renters program, the province provided municipalities with $127 million to create new affordable housing or rehabilitate existing housing. This funding will help create or rehabilitate more than 1,800 units of affordable rental housing at an average subsidy of $70,000 per unit. Service Managers have the flexibility to apply this funding based on local needs.

Rental Opportunity for Ontario Families (ROOF)

This new housing allowance program will invest $185 million to provide assistance to 27,350 working families paying more than 30 per cent of their income towards rent. The program is designed to support low-income working families who have at least one child under the age of 18. Families participating in the program receive immediate relief by reducing the amount of household income spent on rent to make available $100 per month for other family expenses such as food and clothing. This new program brings the total number of housing allowances funded by this Government of Ontario to 35,000.

Aboriginal Housing

The Ontario government is engaging in discussions with provincial Aboriginal organizations on how best to move forward on investing $80 million in housing initiatives for off-reserve Aboriginal households. Aboriginal groups will participate in determining how affordable housing is delivered to their communities, with a view to building a sustainable future and better quality of life.

TIMELINE OF HOUSING DEVELOPMENT IN ONTARIO

In examining the progress to date under the Rental and Supportive component of the AHP, it is useful to reflect on some of the historic trends leading to the development of Ontario's Affordable Housing Strategy:

1950s: Limited amount of public housing funded by federal, provincial and municipal governments

1960s to mid 1970s: Ontario Housing Corporation (OHC) develops public housing, which is cost-shared with federal government

Mid 1970s to mid 1980s: Federal government, through CMHC, provides social housing funding to the non-profit sector to allow the development of social housing

1986 to 1995: Provincial and federal governments provide funding to develop non-profit and co-operative social housing projects

By 1995: Both federal and provincial governments stop developing new social housing

By 2001: Funding and administration of social housing is transferred to municipal Service Managers

2002 – Present: Canada-Ontario Affordable Housing Program (AHP)

- May 2002 – Canada-Ontario Affordable Housing Program Agreement signed. Pilot phase of AHP launched
- April 2005 – New Affordable Housing Program Agreement signed. Under the new agreement, the provincial contribution increased from approximately $4,000 per unit to approximately $43,400 per unit, payable through the 20-year provincial affordability payment

2004: Province commits long-term funding of $50 million per year to Strong Communities Rent Supplement Program

2006: Housing Allowance/Rent Supplement Program component of the AHP launched, providing greater affordability of existing rental units

2006: Ontario Mortgage and Housing Initiative (OMHI) created to enhance affordable housing proponents' access to financing, expertise and other resources

2007: Rental Opportunity for Ontario Families (ROOF) and Delivering Opportunities for Ontario Renters (DOOR) programs announced for housing allowance and housing capital funding respectively.

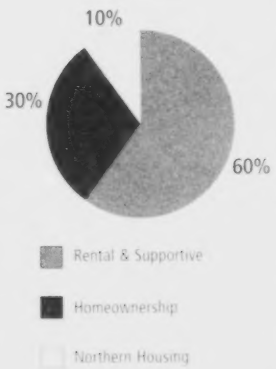
CANADA-ONTARIO AFFORDABLE HOUSING – PROGRAM OVERVIEW

Capital Components

The AHP will fund at least 15,000 units of new affordable housing. Capital components of the AHP include Rental and Supportive, Northern Housing and Homeownership.

The **Rental and Supportive component** of the AHP focuses on the creation of new affordable rental housing stock, primarily in the southern Ontario regions.

PERCENTAGE BREAKDOWN OF AHP CAPITAL UNIT TARGETS BY PROGRAM COMPONENT



The largest portion of the 15,000 capital unit target will be achieved through this component, with a target of 9,000 units. Based on progress to date, it is expected that the number of units funded under the Rental and Supportive component will exceed the target by at least 750 units.

The **Homeownership component** is designed to offer down-payment assistance to approximately 4,500 low or moderate-income households.

The **Northern component** of the AHP offers northern Service Managers flexibility to support the rehabilitation of up to 1,500 units of existing stock through homeownership repairs or through the rehabilitation or new construction of affordable rental housing in areas where demand for new stock is high.

Phases of the AHP

The AHP was implemented in three phases. The first phase, or **pilot phase**, was launched following the signing of the original AHP agreement. The program parameters for this phase were different than those for the new AHP Agreement.

With the signing of the new agreement in 2005, Service Managers were able to recommend projects for funding under **Strong Start**. Strong Start was designed to fast-track the development of construction-ready projects.

In the summer of 2006, all participating Service Managers began to develop and implement AHP housing delivery plans, issue Requests for Proposals (RFPs) and select projects for the balance of the allocations under the **New AHP**.

PROGRESS TO DATE – Rental and Supportive Component

The initial unit target for the Rental and Supportive component was 9,000 units. Based on the success of the pilot projects – and Service Managers exceeding unit targets within their existing funding allocations – the total unit forecast has increased to 9,756 units.

		Progress to Date			
Rental and Supportive	Target Units	Units Approved	Balance of SM Allocation	Reserve Allocated to Brownfields and Rental Projects	Total Forecast Units
	9,000	6,487	2,451	818	9,756

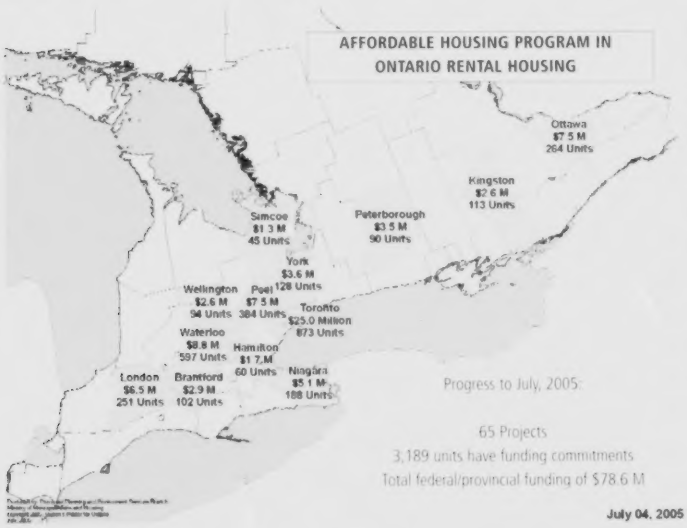
As of May 28, 2007, based on the 9,000 Rental and Supportive unit target:

- 72 per cent (6,487 units) of the AHP Rental and Supportive Units have been approved
- 39.6 per cent of the 6,487 approved units are completed and occupied
- Total forecasted units has increased 8 per cent from the original target of 9,000 units

YEAR BY YEAR COMPARISON

Eighty-four projects, with 4,293, units were developed under the pilot phase of the AHP. Activity under this phase of the AHP is primarily illustrated by activity in 2004-05 and in 2005-06.

RENTAL HOUSING PROJECTS – JULY 2005



Following the signing of the new AHP in April 2005, a number of ready-to-go projects were approved under the Strong Start phase. At this time activity significantly increased.

By the end of summer 2006, Service Managers submitted council approved housing delivery plans, outlining implementation strategies for each of the AHP program components. Service Managers began to select projects for the balance of their Rental and Supportive allocations.

RENTAL AND SUPPORTIVE PROJECTS – APRIL 2007

CANADA-ONTARIO AFFORDABLE HOUSING
PROGRAM RENTAL AND SUPPORTIVE HOUSING
Progress to April, 2007:
158 Affordable Housing Projects
6,447 units have funding commitments
April 10, 2007

Service Manager Participation

Thirty-eight Service Managers will deliver the Rental and Supportive component. To date, 26 Service Managers have approved projects underway. The remaining participating Service Managers are in the process of project selection.

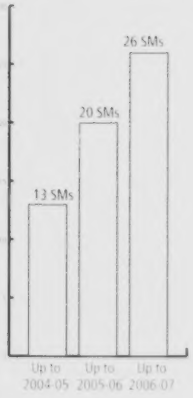
Number of Approved Projects and Units

Between 2004-05 and 2006-07 the number of approved projects quadrupled increasing 215 per cent. During this time, the number of approved units increased by 178 per cent.

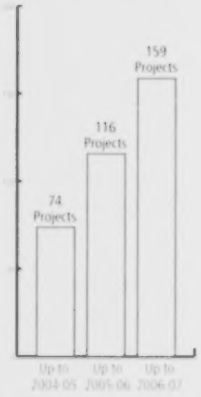
Occupied Units

Each year the number of completed and occupied units increases by approximately 100 per cent. To date, 40.8 per cent (2,647 units) of approved projects are occupied.

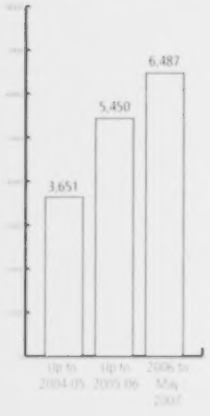
AHP RENTAL & SUPPORTIVE SERVICE MANAGER (SM) PARTICIPATION



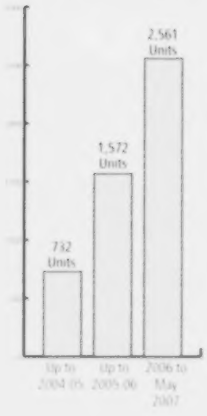
AHP RENTAL & SUPPORTIVE NUMBER OF PROJECTS APPROVED



AHP RENTAL & SUPPORTIVE NUMBER OF UNITS APPROVED



AHP RENTAL & SUPPORTIVE NUMBER OF UNITS OCCUPIED



AHP RENTAL AND SUPPORTIVE UNITS BY REGION

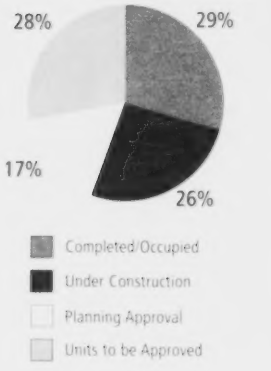
Development Status of Approved Units

To date of the 6,487 approved units, 2,647 units are complete and/or occupied, 2,338 are under construction and 1,502 are in planning approvals.

The remaining 27.92 per cent (2,515 units) to meet the 9,000 unit target have yet to be approved.

300 units are set aside for Brownfield development. Project approval for remaining units is expected to be complete by August 2007.

PERCENTAGE BREAKDOWN OF AHP UNITS BY DEVELOPMENT STATUS



Regional Breakdown

There are 47 Service Managers, served by five regional Municipal Services Offices (MSOs), across Ontario.

Central Region

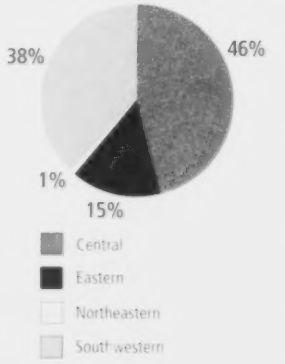
The following Service Managers are served by the Central Region MSO:

- City of Toronto
- County of Simcoe
- District Municipality of Muskoka
- Regional Municipality of Durham
- Regional Municipality of Halton
- Regional Municipality of Peel
- Regional Municipality of York

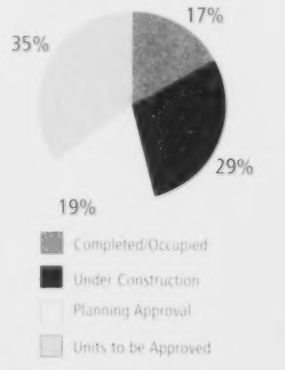
Central Region currently has 38 approved projects (2,954 units). The primary area of activity is the City of Toronto, with 23 projects (2,118 units) in various stages of development, representing approximately 72 per cent of the region's approved projects.

In the Central Region, most projects reported to date received funding under the pilot phase of the AHP. Evaluation and review of projects submitted under the new AHP is now underway. All Service Managers in this region waited until after the November 2006 municipal elections to conduct competitive RFP processes.

APPROVED RENTAL AND SUPPORTIVE UNITS BY ONTARIO REGION



PERCENTAGE BREAKDOWN OF R&S UNIT TARGET BY DEVELOPMENT STATUS – CENTRAL REGION

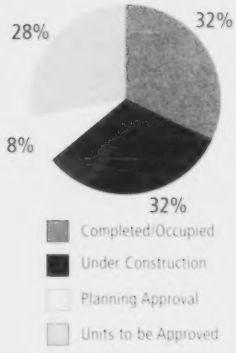


Eastern Region

The following Service Managers are represented by the Eastern Region MSO:

- City of Cornwall
- City of Kawartha Lakes
- City of Kingston
- City of Ottawa
- City of Peterborough

PERCENTAGE BREAKDOWN OF R&S UNIT TARGET BY DEVELOPMENT STATUS – EASTERN REGION



- County of Hastings
- County of Lanark
- County of Lennox & Addington
- County of Northumberland
- County of Renfrew
- United Counties of Leeds & Grenville
- United Counties of Prescott and Russell

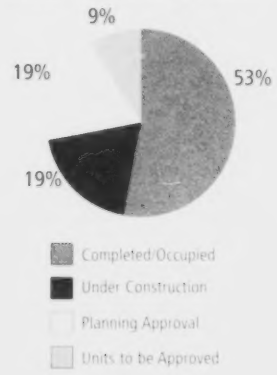
Eastern Region participation in the pilot phase of the AHP was focused and targeted on the high need areas of Kingston, Ottawa and Peterborough. One third of all eastern Service Managers actively participated in Strong Start. There are 28 projects (961 units) – in both urban and rural areas – at various stages of development.

The majority of eastern Service Managers will complete project selection of Rental and Supportive projects under the new AHP by summer 2007.

Southwestern Region

The following Service Managers are served by the Southwestern Region MSO:

PERCENTAGE BREAKDOWN OF R&S UNIT TARGET BY DEVELOPMENT STATUS – SOUTHWESTERN REGION



- City of Brantford
- City of Hamilton
- City of London
- City of St. Thomas
- City of Stratford
- City of Windsor
- County of Bruce
- County of Dufferin
- County of Grey
- County of Huron
- County of Lambton
- County of Norfolk
- County of Oxford
- County of Wellington
- Municipality of Chatham-Kent
- Regional Municipality of Niagara
- Regional Municipality of Waterloo

To date, there are 89 approved projects (2,497 units) in the southwest, representing the majority of total approved Rental and Supportive projects. A number of these projects have exceeded unit targets within existing funding allocations, contributing to the increase of the total AHP unit forecast.

The southwest actively participated in the pilot phase, submitting 41 projects. An additional 15 projects were approved under Strong Start. Many of the Service Managers in this region completed project selection for the balance of their new AHP Rental and Supportive allocations in the early spring 2007. Only 246 units of the region's 2,743 unit allocation remain to be approved by the province.

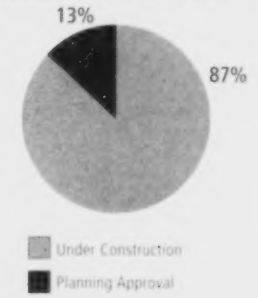
Northeastern Region

In Northern Ontario, communities are represented by District Social Services Administration Boards (DSSABs).

The following DSSABs and Service Managers are served by the Northeastern Region MSO:

- Algoma DSAB
- City of Greater Sudbury
- Cochrane DSSAB
- Manitoulin-Sudbury DSSAB
- Nipissing DSSAB
- Parry Sound DSSAB
- Sault Ste Marie DSSAB
- Timiskaming DSSAB

PERCENTAGE BREAKDOWN OF R&S UNIT TARGET BY DEVELOPMENT STATUS – NORTHEASTERN REGION



Northern Service Managers participate in the AHP within the Northern component and also had the option to submit projects under Strong Start. Three Service Managers elected to participate in the Rental and Supportive program under Strong Start to support four development-ready projects (75 units).

Project selection is underway for rental projects to be developed under the Northern Housing component.

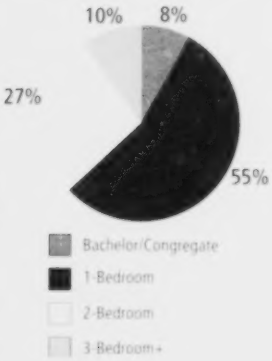
Northwestern Region

The following DSSABs are served by the Northwestern Region MSO:

- Kenora DSAB
- Rainy River DSSAB
- Thunder Bay DSSAB

Service Managers in the Northwestern Region received allocations and are developing projects under the Northern component of the AHP.

APPROVED RENTAL & SUPPORTIVE UNITS BY BEDROOM SIZE



The majority, or 55 per cent, of approved AHP units are one-bedroom units (3,541 units). Two-bedroom units represent 27 per cent of approved units to date (1,737 units). This pattern is consistent across all geographic regions.

Captured in the percentage of bachelor units (8 per cent) are two projects (88 units) designed as single-bed units, otherwise known as dorm-style or congregate living. Within these projects, tenants get a single room but share kitchen and washroom facilities with other residents.

Within the three-bedroom plus grouping there are 12 projects (50 units) offering four-bedroom units suitable for larger families.

RENT LEVELS

Under the pilot phase of the AHP, rent levels were required to be at or below Canada Mortgage and Housing Canada (CMHC) average market rent (AMR) for the region.

Under the new AHP, affordability was enhanced. The allowable rent level for a project average for AHP units (all bedroom sizes combined) was lowered to at or below 80 per cent of AMR.

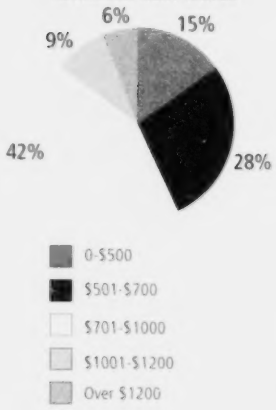
In some cases where rent supplements are provided, average rent for a project is calculated using the actual rents paid by tenants after factoring in rent supplements. Other reasonable methods of achieving 80 per cent of CMHC AMR for a project are considered on a case-by-case basis.

The provincial average market rent in 2006, including all apartment types (bachelor to three-bedroom +), was $866. Over 2,800 approved AHP units have rents that are less than $700 per month.

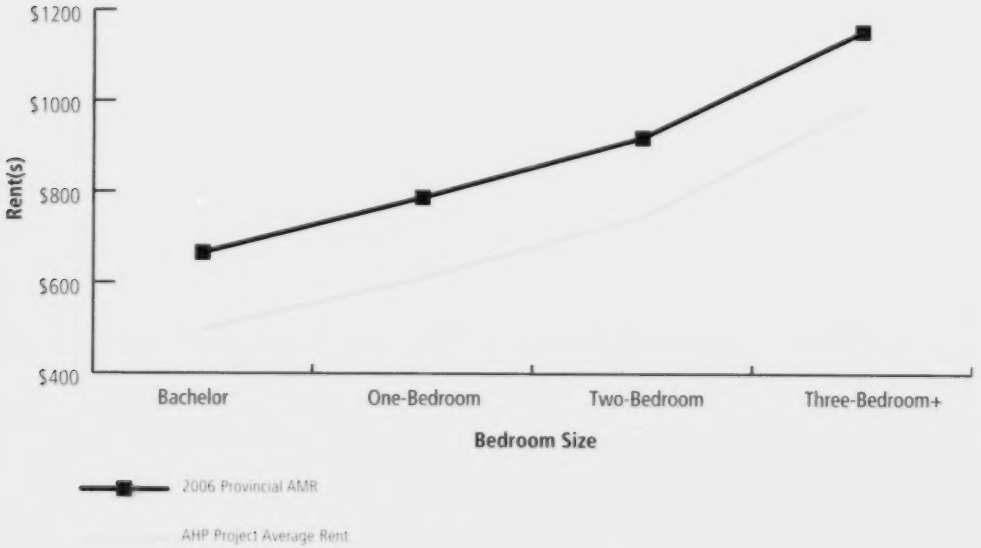
Rent levels presented in this report are based on the maximum allowable rent by AHP project. These rent levels do not take into consideration rent supplements that the tenant may be receiving. It is important to note that the AHP program is not designed to be rent-geared-to-income (RGI) housing, although some proponents may offer RGI units within a particular project, resulting in deeper affordability for the tenant.

Currently, the AHP average project rent level falls below the provincial AMR in all bedroom categories. As a number of these projects fall under the pilot phase parameters, project averages will likely reach deeper levels of affordability as the balance of new AHP units is approved.

PERCENTAGE OF AHP UNITS BY ESTIMATED RENT RANGE



COMPARISON BETWEEN 2006 PROVINCIAL AVERAGE MARKET RENT (AMR) AND AHP PROJECT AVERAGE RENT BY BEDROOM SIZE

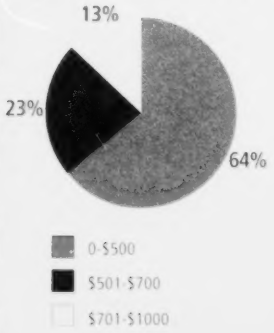


Bachelor & Congregate Units

Some AHP projects are designed to provide congregate units (tenants share common living areas). To date, there are 88 approved units of this type.

Bachelor & Congregate Units

PERCENTAGE OF UNITS BY RENT RANGE – BACHELOR & CONGREGATE UNITS

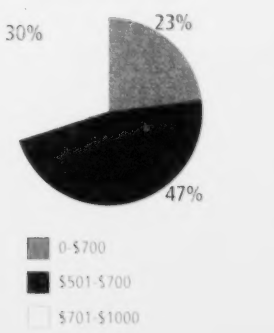


One-Bedroom Units

PERCENTAGE OF UNITS BY RENT RANGE – ONE-BEDROOM UNITS

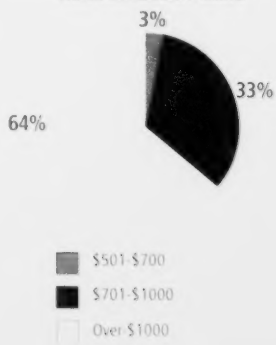
Two-Bedroom Units

PERCENTAGE OF UNITS BY RENT RANGE – TWO-BEDROOM UNITS



Three-Bedroom+ Units

PERCENTAGE OF UNITS BY RENT RANGE – THREE-BEDROOM+ UNITS

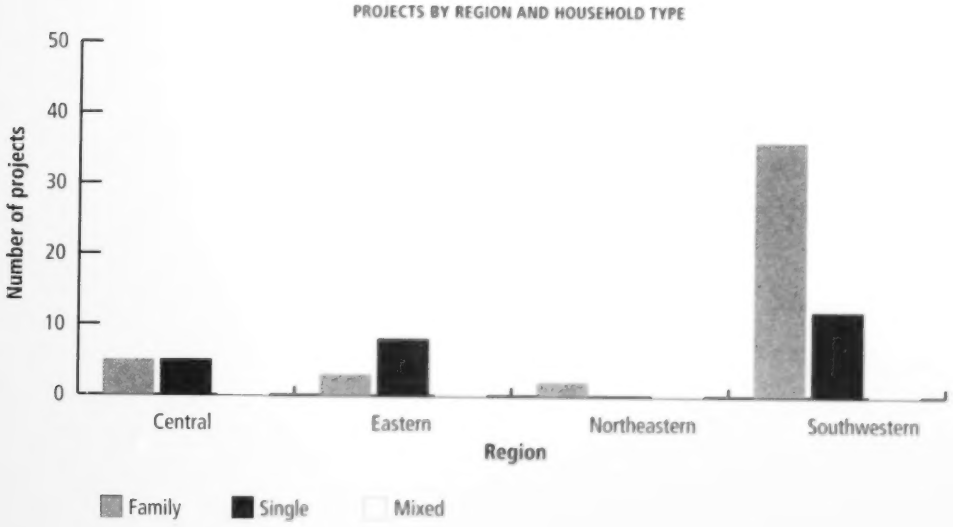


RENT SUPPLEMENTS

Twenty-nine per cent of AHP units are approved for households receiving some type of rent supplement. AHP units are not rent geared-to-income (RGI); however, tenants in some AHP units may receive rent supplements (either through the Strong Communities Rent Supplement Program (SCRSP), the AHP Housing Allowance/Rent Supplement component or other municipal programs), to lower their rent.

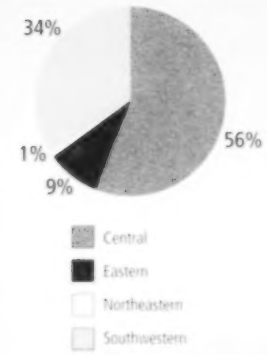
The 1,878 AHP units (29 per cent) identified as having rent supplements do not include households receiving a rent supplement or shelter allowance from the Ministry of Community and Social Services (MCSS) or the Ministry of Health and Long-Term Care (MOHLTC).

Single people and families live in AHP units. More than half of projects accommodate both single people and families (mixed), while some projects are specifically aimed at one household type (families or single people).



Sixty-five per cent of projects are identified as mixed. Mixed projects include those where the project proponent has not specifically identified target household type. Twenty-four per cent of the projects are designed for single people and 11 per cent are specifically dedicated to families.

TARGET UNITS BY ONTARIO REGION



PRIORITY TENANTS

A significant number of projects have units allocated to specific priority tenants. Under the AHP priority is given, but not limited, to:

- Victims of domestic violence
- Persons suffering from mental illness
- Persons with disabilities
- Low-income seniors
- Aboriginal peoples
- Recent immigrants
- The working poor

Of the 6,487 Rental and Supportive units, 2,778 (43 per cent) are committed to a particular priority group.

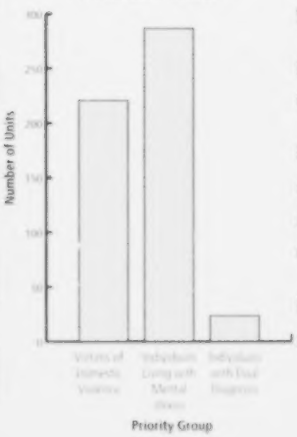
TARGET UNITS BY PRIORITY GROUP

The Central Region has the largest percentage of units dedicated to target tenant populations. Approximately 52 per cent of all approved units (2,954 units) in the Central Region have identified priority tenant populations as primary residents. The Eastern Region has the lowest percentage of approved units (27 per cent of 961 units) devoted to priority tenants, representing nine per cent of AHP targeted units province wide.

Across all regions, the percentage of units dedicated to seniors is the highest among the priority groups. Within the Central Region, the second highest percentage of targeted units have recent immigrants as priority tenants. In the southwest, units for individuals living with mental illness represent the second highest percentage of targeted units. In the Eastern Region, units for individuals with other special needs represent the second highest percentage.

Several AHP projects have committed all units to a specific tenant population. One example is the St. Clare Multifaith project in the City of Toronto, which assigns its 26 units to individuals who are homeless or living in shelters and are receiving assistance from Ontario Works (OW) or the Ontario Disability Support Program (ODSP). Peel Youth Village, located in the Regional Municipality of Peel, has 48 units dedicated to youth. Peel Youth Village provides residential, recreational, and personal support to residents, including an on-site employment centre.

NUMBER OF SUPPORTIVE UNITS BY PRIORITY GROUP



SUPPORTIVE HOUSING

Under the new AHP, Service Managers are allocated a specific number of supportive units for tenants with specific needs, for a total of 1,200 units.

Five hundred units are allocated to victims of domestic violence. To date, 44 per cent of this target has been achieved. Six hundred units are designated for individuals suffering with mental illness – 287 units have been approved by the province. Of those, 100 units are designated for individuals with dual-diagnosis (combined developmental disability and mental illness). Approximately one-quarter have been approved to date.

In Service Manager areas where the province has assigned supportive unit targets, the ratio between standard rental unit and supportive unit allocations is three to one.

To ensure appropriate services are provided to tenants in these supportive units, Service Managers enter into agreements with community-based service organizations funded by Ministry of Community and Social Services and the Ministry of Health and Long-Term Care. The number of service agencies participating in the program continues to increase each year.

Types of services vary between intensive, 24-hour access to support services such as personal care, to daytime health and community development programs. Youth-oriented services include life-skills and job training, and youth and child counselling.

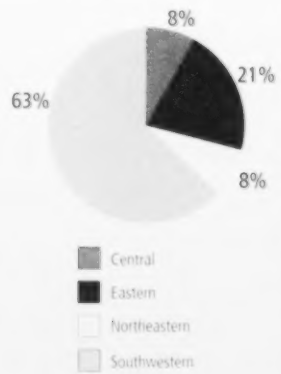
Currently, there are 41 AHP projects (532 units) that include units devoted to tenants receiving support services. The majority of these projects (28) are located in the Southwestern Region.

PHYSICALLY ACCESSIBLE UNITS

Currently there are 48 AHP projects with units accessible to people with physical disabilities. Of these, 605 units are either occupied, under construction or in the planning approval process.

Several projects are specifically targeted to people with physical disabilities. Other projects are being constructed with universal design principles allowing for a barrier-free environment.

PERCENTAGE OF PHYSICALLY ACCESSIBLE UNITS BY ONTARIO REGION

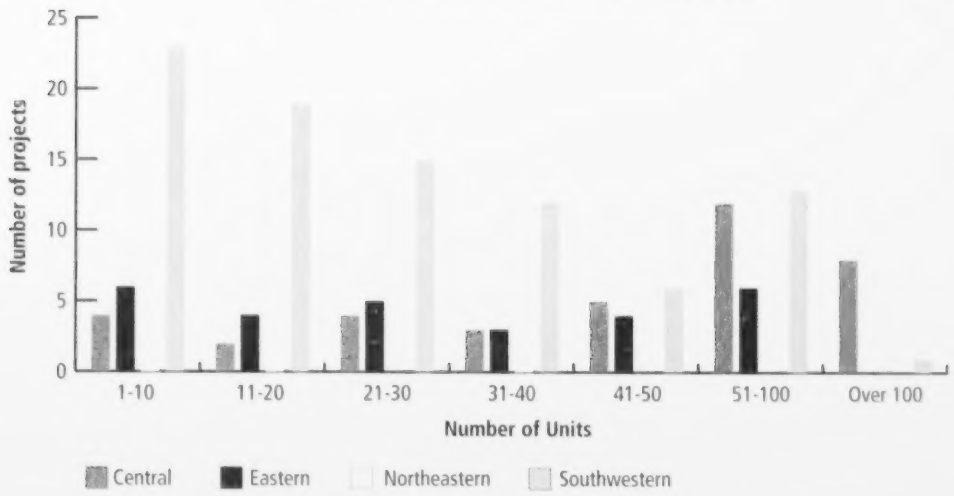


PROJECT SIZE

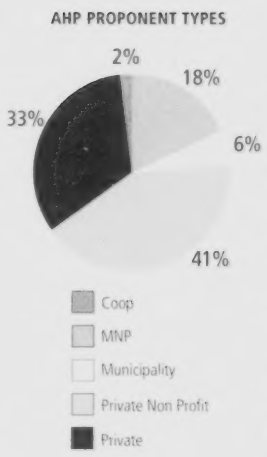
The majority of AHP projects are under 100 units, and 35 projects have fewer than 10 units. Seven projects with over 100 units are under development and two projects (368 units) are occupied.

Almost all projects with unit counts of 100 or more are being developed within the Greater Toronto Area (GTA), with the exception of a 123-unit project under development in the City of Hamilton. Within the Southwestern Region, the vast majority of projects have fewer than 30 units. In the Eastern Region, the number of projects in each size category is relatively evenly distributed.

AHP RENTAL & SUPPORTIVE PROJECT SIZE BY ONTARIO REGION



Most proponents of AHP projects are non-profit organizations. These include co-operatives (co-ops), municipal non-profits (MNP) and other forms of registered non-profit organizations (private non-profit). Non-profit organizations represent 61 per cent of AHP proponents. Municipalities develop six per cent of all projects themselves. The remaining third of AHP projects are developed by private-sector companies.



PROPONENT TYPE BY REGION

Most regions of the province have a relatively balanced mix of proponent types.

PROPONENT TYPE BY PROJECT SIZE

Looking at various project sizes by proponent type shows that non-profit providers are most likely to pursue projects under 100 units, with the exception of one non-profit proponent in Toronto developing a 300-unit project – the largest project under the AHP. Private-sector developers have worked on projects of various sizes, from a 2-unit project in Niagara to a 264-unit project in Toronto. Other projects involve partnerships between non-profit and private sector providers and developers.

Across Ontario, there has been significant progress in the development of new rental affordable housing. The majority of the projects approved in the pilot phase are now complete and occupied. Of those, 39.6 per cent are complete and occupied, representing approximately 30 per cent of the overall unit target.

By the fall 2007 all participating Service Managers will likely have concluded project selection and the planning approval phase for the majority of projects will be complete.

The current unit forecasts indicate that Service Managers are on track to exceed the 9,000 unit Rental and Supportive target.

With the introduction of new program parameters under the new AHP, including the 20-year monthly affordability payments and the establishment of a project average rent level at or below 80 per cent of CMHC AMR, levels of affordability will continue to deepen.

A significant number of projects have designated units for priority tenants. Under the new AHP, supportive unit targets have been allocated to all southern Service Manager regions. In areas with approved projects, these targets are being achieved. In every area there are successful and innovative partnerships among the province, municipalities, non-profit organizations acting as housing proponents and/or support organizations for AHP tenants.

The province is very pleased with the success to date and the accomplishments of all Service Manager, housing proponents and partners who continue to strive towards offering more affordable housing for residents in Ontario.

For further information about this report, please contact the Housing Programs Branch general phone line at 416-585-7121.

www.mah.gov.on.ca

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